

# Unit 16B - Palms Towers 2

16B - 2110 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: F10460729  
 Status: Active  
 Size: 2,623 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking  
 View: Direct Ocean, Pool Area View, Tennis Court View  
 List Price: \$2,769,000  
 List PPSF: \$1,056  
 Valuated Price: \$1,918,000  
 Valuated PPSF: \$819

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 96  
 Number of active listings for rent: 5  
 Number of active listings for sale: 10  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

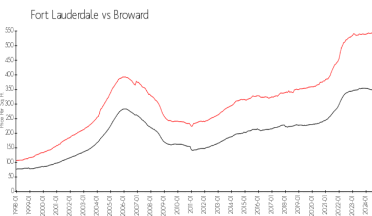
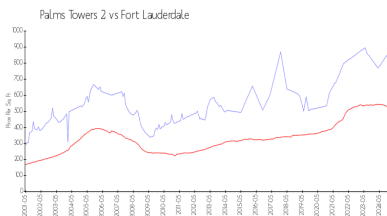
## Building Association Information

Palms Tower 2 Condo Association  
 (954) 565-9811

## Recent Sales

| Unit #     | Size        | Closing Date | Sale Price  | PPSF    |
|------------|-------------|--------------|-------------|---------|
| 25A        | 4,112 sq ft | Jan 2025     | \$4,000,000 | \$973   |
| 26D        | 4,112 sq ft | Jun 2024     | \$2,775,000 | \$675   |
| 29TH FLOOR | 4,247 sq ft | Apr 2024     | \$4,455,000 | \$1,049 |
| 20A        | 2,130 sq ft | Mar 2024     | \$1,350,000 | \$634   |

## Market Information



Palms Towers 2: \$862/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Palms Towers 2: 10%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Palms Towers 2: 169 days  
 Fort Lauderdale: 89 days  
 Broward: 78 days



Built in 2001 - 96 units - 31 floors